

**Project Narrative**  
**Proposed Sewer and Water Extension**  
**for**  
**Williamsburg Christian Academy**  
**and Residential Development**  
**Burke Property, York County**

Prepared by:  
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**Introduction:**

Burke, LLC proposes to develop a maximum of 35 Single Family residential lots and locate a private school in York County on the 114 Acres making up the site known currently as Burke Property, located at 310 Fenton Mill Road, and identified on York County tax map page 9, parcel 2. The proposed school will be located on what is now referred to as the lake region of the property, the residential lots will be situated as originally proposed and surrounding the school site. A total of approximately 15 lots have been eliminated from the subdivision design as a result of the school proposal.

This proposal requires the applicant to apply for a sewer and water line extension agreement with York County.

**Description of Overall Improvements:**

1. Single Family Residential -- A maximum of 35 lots.
2. The proposed project will initially be comprised of the following improvements:
  - a. Two story block and brick school building totaling approximately 86,000 SF
  - b. A 12,000 SF attached gymnasium
  - c. Parking for approximately 250-300 cars
  - d. Entrance circle drive for student drop off
  - e. Soccer and baseball fields
  - f. 120'x120' paved play area

**Proposed Future Additions:**

- g. A 13,800 SF auditorium
- h. Two 5,100 SF wing classroom additions.

Access to the school site will be from the Fenton Mill Road entrance only, with locked fire access through the subdivision as required. The intent is to have the traffic separate for the two uses.

**Utilities:**

The proposed school facility will require both County sewer and water. Water shall be brought to the site through a joint utility extension agreement between the property owner and the County of York. Sewer shall be provided to the site by the developer under a utility extension agreement.

**Sewer:**

Sewer for the entire site will be managed through the installation of gravity lines draining to an on-site lift station which will serve both the school and the adjoining residential development. A 3-inch force main of approximately 6,825 LF will be required to run from the site to the west side of Interstate 64 and tie-in to the existing force main along the south side of Rochambeau Drive. Peak flows of 48.9 and 24.3 gpm are projected for the school and residential, respectively, for a total peak design flow of 73.2 gpm. (See attachments for design and cost estimates).

**Water:**

Water for the site will be provided through a tie-in to the York County water main running parallel to the above referenced County force main along Rochambeau Drive.

**Residential Development Impact**

The impact of locating the Academy within the proposed residential development of the Burke Property, as originally presented at the September, 2000 pre-application meeting, will be to reduce the number of single family lots by almost 36.5%, from 55 lots to 35 lots. This translates into a peak sewage flow reduction totaling 13.9 gpm.

**Summary - Enrollment Demographics**  
**Williamsburg Christian Academy**

**Current enrollment (2000-01)**

Pre-K	22		
K	28		
Elementary	130		
Middle	86		
High	49	Total No. Students:	<b><u>315</u></b>
Faculty, Staff, Admin	35		
		Current Enrollment Totals	<b><u>350</u></b>

**Projected enrollment (2001-02)**

Total Students	325		
Faculty, Staff, Admin	35		
		<b>Projected Totals</b>	<b><u>360</u></b>

**Projected Enrollments:**

2002-03	440
2003-04	510
2004-05	525

**Typical breakdown of elementary, middle and high school students (School year 2002-03):**

Pre-K	30		
K	40		
Elementary	200		
Middle	80		
High		Total No. Students:	<b><u>510</u></b>
Faculty, Staff, Admin	55		
		<b>Projected Totals</b>	<b><u>560</u></b>

**Maximum Capacity Projections:**

Total students in Phase I	560
Future classroom expansion (16 classrooms @ 20 students per classroom)	320

**Total Projected Enrollment At Build-Out** **880**

